

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: July 7, 2005

ITEM NO. _____

CASE NUMBER/ PROJECT NAME	149-DR-1998#3 Raintree Corporate Center III and IV		
LOCATION	8800 E Raintree Drive		
REQUEST	Request approval of a site plan and elevations for two 3-story office buildings and a parking structure.		
OWNER	Cavan Real Estate Investments 480-627-7000	ENGINEER	Erickson & Meeks Engineering LLC 602-569-6593
ARCHITECT/ DESIGNER	Patrick Hayes Architecture 480-556-9000	APPLICANT/ COORDINATOR	Brian Silvester Patrick Hayes Architecture 480-556-9000
BACKGROUND	<p>Zoning.</p> <p>The site is zoned Central Business District (C-2) which allows for offices.</p> <p>Context.</p> <p>The site is located in central Scottsdale along the Loop101 Pima Freeway corridor adjacent to the Northsight mixed-use development. The parcel sits on the northeast corner of Raintree Drive and the Loop101 Pima Freeway, specifically 8800 East Raintree Drive. Currently the parcel is vacant with some natural vegetation.</p> <ul style="list-style-type: none">• North: To the north of this property is vacant land zoned Industrial District (I-1). To the immediate east of this is another piece of vacant land zoned Single Family Residential (R1-35). Further north are existing three-story office buildings zoned Industrial District (I-1).• South: To the south are existing one-story office buildings zoned Service Residential District, Planned Community Development (S-R, PCD), and beyond the offices are existing single-family homes zoned Townhouse Residential District, Planned Community Development (R-4, PCD).• East: To the east are existing single-story office buildings, Phase 1 and 2 of this project, zoned Industrial Park District (I-1).• West: Beyond the Pima Freeway to the west is the Northsight mixed-use development consisting of existing commercial and office buildings. There are a variety of zoning districts in the area including Central Business District (C-2), Highway Commercial District (C-3), and Industrial Park District (I-1).		

Scottsdale Development Review Board Report
Case No. 149-DR-1998#3

History.

In 1998, the property was rezoned from Industrial District (I-1) to Central Business District (C-2) with case 33-ZN-1997#2. The stipulations from that case require all new construction on the property to conform to the approved site plan. On January 25, 2005, the City Council approved a new site plan and modified stipulations for the 11+/- acre property with case 33-ZN-1997#3.

On June 9, 2005, the applicant presented the building elevations to the Development Review Board at a study session. The board members asked the applicant to look at the uninterrupted bands of glass found throughout the buildings; look at the context of the surrounding architecture in the area in terms of functional architectural features and details; and reconsider using spandrel glass as a mechanical screening method. Subsequently, the applicant addressed these recommendations and incorporated them into the project.

APPLICANT'S
PROPOSAL

Applicant's Request.

The applicant requests approval for site plan, landscape plan, and elevations for two office buildings (Building A and B) and a parking structure. The applicant proposes to build Building A and the Parking Structure in Phase I and Building B in Phase 2.

Development Information:

- Existing Use: vacant land
- Proposed Use: 2 office buildings/1 parking structure
- Parcel Size: 11.6 acres (net)
- Total Building Size: 355,490 sq. ft. (gross)
- Building Height Allowed: 36 ft.
- Building Height Proposed: 36 ft.
- Parking Required: 1,185 spaces
- Parking Provided: 1,650 spaces
- Open Space Required: 98,990 sq. ft.
- Open Space Provided: 189,703 sq. ft.
- Allowed FAR: .8
- Provided FAR: .7

DISCUSSION

The site plan, approved at the City Council in January (Case 33-ZN-1997#3), indicates a building on the south property line, another building on the north property line, and a parking structure between them. Access points were also shown from the private drive located along the east property line and one from the Pima Freeway Frontage Road. The proposed site plan is in conformance with the approved zoning case, including the stipulations. The two 36 foot high buildings, consisting of a total of 355,490 sq. ft., are placed at the southwest corner and northwest corner of the site to take advantage of the Loop 101 Pima Freeway frontage. Main entrances to both buildings face a decorative driveway circle in the interior of the site. Surface parking is located between the circle and the main access point located off the private drive on the east property line. Between the two buildings is a 21 foot high (not including elevator mechanical

Scottsdale Development Review Board Report
Case No. 149-DR-1998#3

equipment screening) parking structure that has 1,530 parking spaces. Pedestrian connections have been made from the two buildings to the parking structure and to the interior private drive.

The landscape palette consists of a variety of native desert materials including Palo Brea, Desert Museum Palo Verde, Native Mesquite, Texas Ebony, Shoestring Acacia, and Evergreen Elm trees. Numerous desert shrubs and ground cover will also be planted throughout the site. The Pima Freeway frontage has been densely planted with a variety of trees and shrubs which complements the other projects found along the Loop 101. Staff has stipulated that the applicant shall be responsible for the installation and maintenance of the landscape improvements located between the western property line and the back of curb of the northbound Pima Freeway Frontage Rd. (within the ADOT right-of-way). Date Palms are proposed at the southwest and northwest corners of the site to frame the buildings as seen from the Loop 101. The access point along the Pima Frontage Road and the access points along the interior private drive also have date palms that match the existing streetscape on the private drive. Many of the existing trees will remain or be relocated throughout the site. Numerous desert shrubs and ground cover will also be planted throughout the site.

The proposed elevations indicate a brick (Grand Canyon Blend –Golden Tan) column element throughout all elevations along the first two floors. The use of a vertical aluminum (Clear Anodized Aluminum) shade element extends from each of the brick columns to break up the long, horizontal expanses of the buildings. The buildings are grounded with a base consisting of brick (Grand Canyon Blend –Coco Brown and Reddish Brick) and a brick (Grand Canyon Blend – Reddish Brick) spandrel that was added between the second and third levels to help break up the long expanses of glass on the buildings. To break up the expanses of glass on the first and second levels, the applicant has proposed brick (Grand Canyon Blend –Coco Brown) architectural square element. Additional aluminum (Clear Anodized Aluminum) shade elements were added horizontally above the first and third levels to further shade the windows. The building glazing (blue/green color) consists of 1 inch insulated high performance glass framed with Clear Anodized Aluminum, matching all the doors. Rooftop mechanical equipment is screened with walls painted (Frazee 8365D – Colonial Brown) which matches the building colors.

The parking structure main levels indicate textured finish concrete painted reddish brick color (Frazee 8365D – Colonial Brown) to help match the brick and the mechanical screening of the two office buildings. The elevators and stairways consist of brick (Grand Canyon Blend –Coco Brown) with horizontal aluminum (Clear Anodized Aluminum) shade elements along the top, again to match the architecture of the building.

PUBLIC INPUT

The applicant has notified the surrounding property owners within 300 feet of the site. No one from the public contacted the applicant regarding the project. Other than one general inquiry, Staff has not received any comments from the public.

Scottsdale Development Review Board Report
Case No. 149-DR-1998#3

STAFF
RECOMMENDATION Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S) Bill Verschuren
Senior Planner
Phone: 480-312-7734
E-mail: bverschuren@ScottsdaleAZ.gov

APPROVED BY

Bill Verschuren
Report Author

Lusia Galav, AICP
Development Planning Manager
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan (Building B)
6. Landscape Plan (Parking Structure)
7. Landscape Plan (Building A)
8. Color Elevations (Building A)
9. Color Elevations (Building B)
10. Color South/North Elevations (Parking Structure)
11. Color East/West Elevations (Parking Structure)
12. Color Streetscape Perspective
13. Color Building Massing Perspective
14. Site Details
15. Site Details
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 04-05-05

Project No.: 400 - PA - 2004 #2

Coordinator: BILL VERSCHUREN

Case No.: _____

Project Name: CAVAN RAINTREE CORPORATE CENTER III & IV

Project Location: BLDG A: 8800 E. RAINTREE DR.
BLDG B: 8900 E. RAINTREE DR.

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Current Zoning: C-2

Proposed Zoning: C-2

Number of Buildings: 2 OFFICE / 1 PARKING

Parcel Size: 493,936 NSF (11.3 AC)

Gross Floor Area/Total Units: 356,063 GSF

Floor Area Ratio/Density: .76

Parking Required: 1,187 SPACES

Parking Provided: 1,428 SPACES

Setbacks: N - Ø S - Ø E - Ø W - 35' LANDSCAPE

Description of Request:

WE REQUEST DESIGN REVIEW BOARD APPROVAL FOR PHASES III AND IV AT RAINTREE CORPORATE CENTER. THIS PROJECT CONSISTS OF (2) TWO OFFICE BUILDINGS, THREE STORIES EACH, WITH A COMBINED GROSS FLOOR AREA TOTALING +/- 356,063 SF. ON AN 11.3 ACRE SITE LOCATED AT THE N.E.C. OF RAINTREE DRIVE AND THE STATE HIGHWAY 101 FRONTAGE ROAD. THIS SUBMITTAL INCLUDES REQUIRED ON SITE AND OFF-SITE IMPROVEMENTS AS WELL AS LANDSCAPE INSTALLATION AND MAINTENANCE OF THE ADOT FRONT YARD SETBACK.

ALL PARKING WILL BE FACILITATED ON-SITE THROUGH A COMBINATION OF 107 SURFACE PARKING SPACES AND A 6 LEVEL (3-1/2 DOWN / 1 AT GRADE / 1-1/2 ABOVE) PARKING STRUCTURE HOUSING APPROXIMATELY 1,321 SPACES, PROVIDING A TOTAL OF +/- 1,428 SPACES (+/- 5.0 / 1000 GSF OF OFFICE BUILDING).

THIS PROJECT IS DESIGNED IN ACCORDANCE WITH EXISTING AND APPROVED BUILDINGS PREVALENT TO THE AREA WITH A CONTEMPORARY ARCHITECTURAL FLAVOR. OFFICE BUILDING MATERIALS CONSIST (NEXT)

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

CONTINUED



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 04.05.05

Project No.: 400-PA-2004 #2

Coordinator: BILL VERSCHUREN

Case No.: _____

Project Name: CAVAN PAINTREE CORPORATE CENTER III AND IV

Project Location:

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ Industrial

Current Zoning: _____ Proposed Zoning: _____

Number of Buildings: _____ Parcel Size: _____

Gross Floor Area/Total Units: _____ Floor Area Ratio/Density: _____

Parking Required: _____ Parking Provided: _____

Setbacks: N - _____ S - _____ E - _____ W - _____

Description of Request:

OF COLORED E.I.F.S., INTEGRALLY COLORED JUMBO BRICK, BLUE-GREEN TINTED/REFLECTIVE INSULATED PERFORMANCE GLAZING, ANODIZED ALUMINUM MULLION SYSTEMS + HORIZONTAL + VERTICAL ACCENT SHADE ELEMENTS CONSTRUCTED OF ANODIZED ALUMINUM. THE PARKING STRUCTURE MATERIALS CONSIST OF COLORED E.I.F.S., INTEGRAL COLORED CONCRETE COLUMNS + EXPOSED SPANDRELS WITH A TEXTURED/SANDBLAST FINISH. DECORATIVE BRICK ENTRY FEATURES, BRICK PIERS + HORIZONTAL ALUMINUM ACCENTS ARE STRATEGICALLY INCORPORATED ALONG THE FACADE TO HARMONIZE THE PARKING STRUCTURE WITH THE OFFICE BUILDING ARCHITECTURE.

DUE TO THE CURRENT OFFICE MARKET DEMAND, THE DEVELOPER REQUESTS THE OPTION TO ALLOW FOR SEPARATE CONSTRUCTION + PERMIT PHASING. REFER TO THE SUBMITTED PROJECT PHASING SITE PLAN FOR ADDITIONAL INFORMATION.

THIS DEVELOPMENT IS DESIGNED TO OFFER A QUALITY EXAMPLE OF A CLASS 'A' COMMERCIAL OFFICE PROJECT PREVALENT IN THE CITY OF SCOTTSDALE.

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phon

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0-312-7088



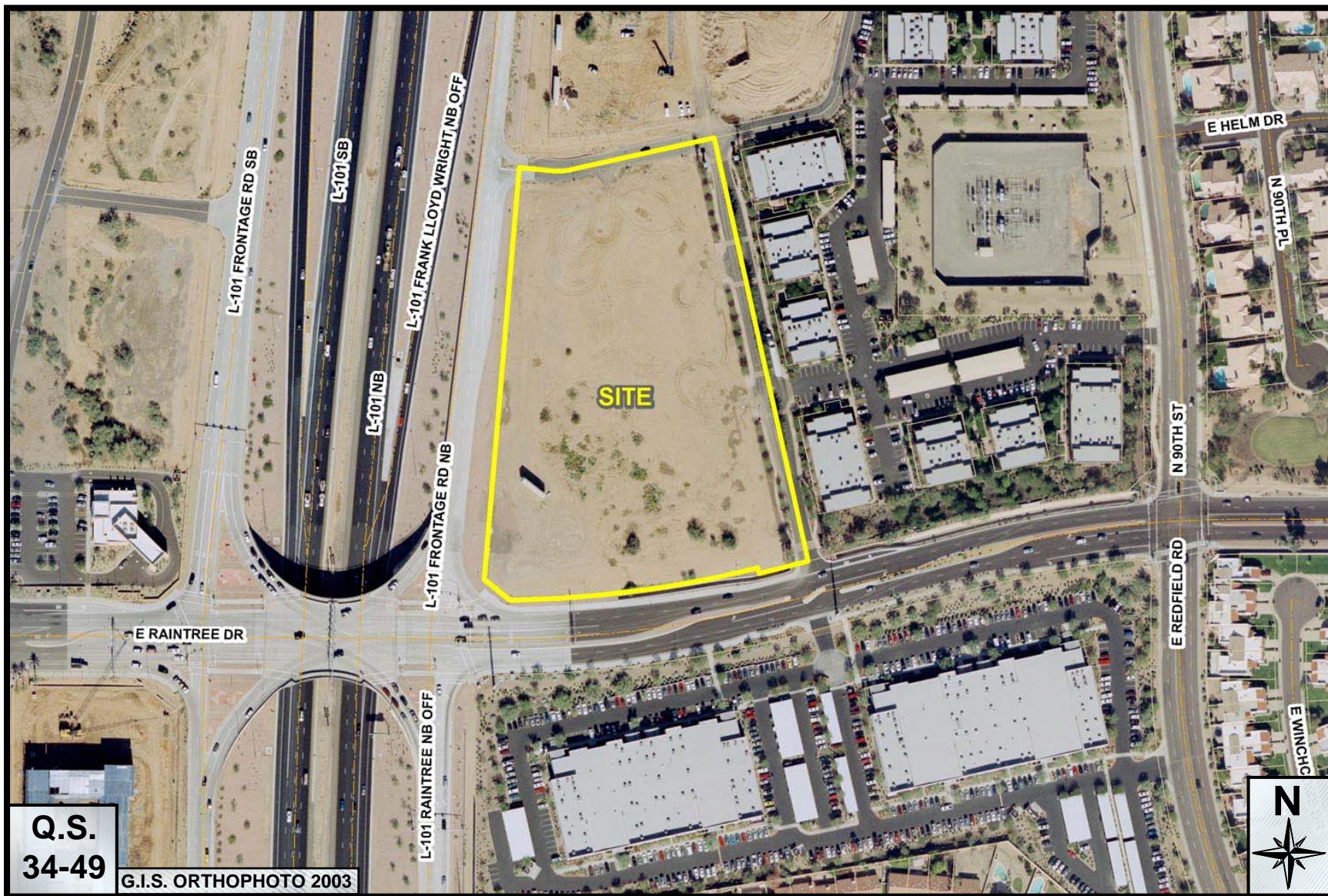
Q.S.
34-49

G.I.S. ORTHOPHOTO 2003

Raintree Corporate Center III and IV

149-DR-1998#3

ATTACHMENT #2



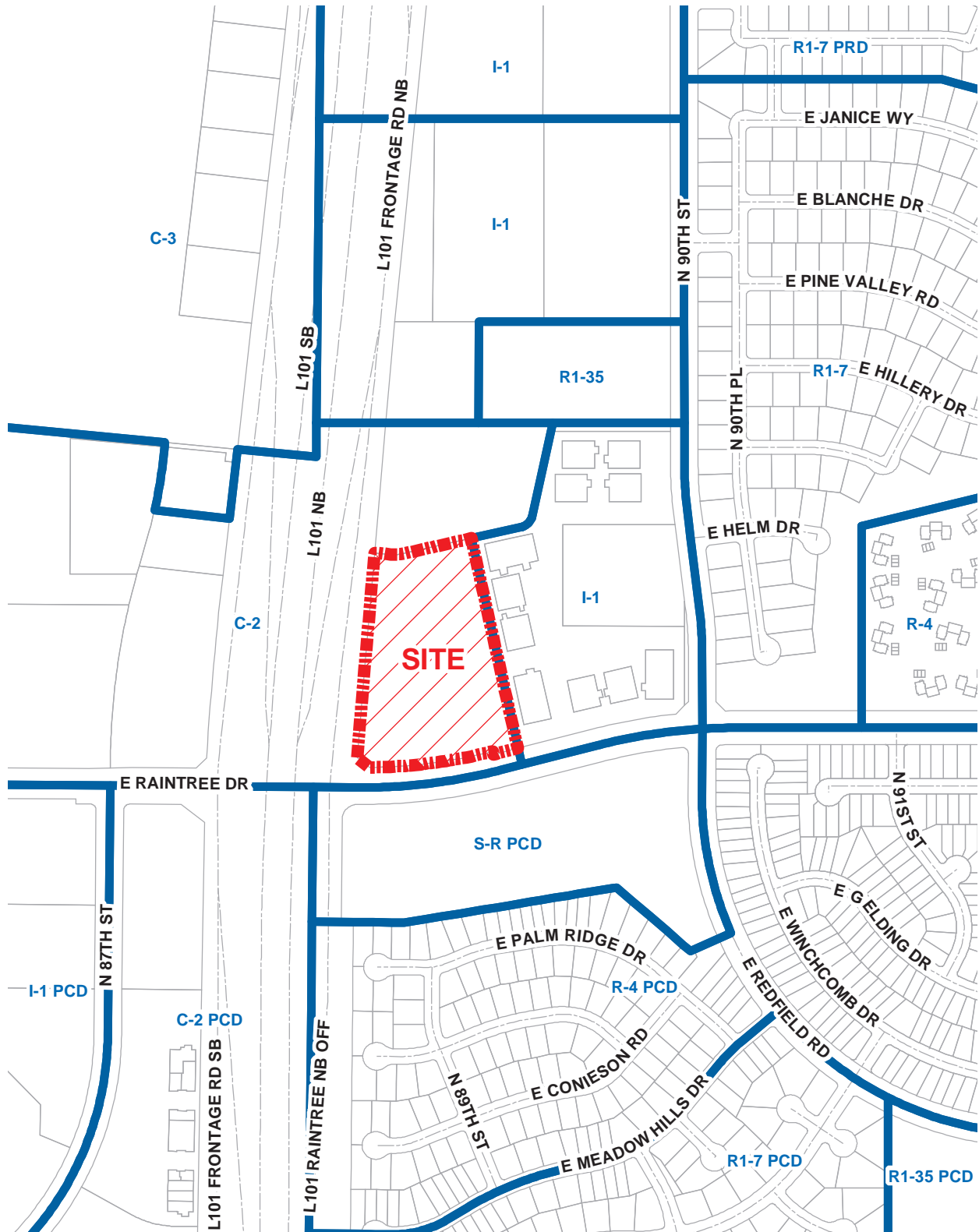
**Q.S.
34-49**

G.I.S. ORTHOPHOTO 2003

Raintree Corporate Center III and IV

149-DR-1998#3

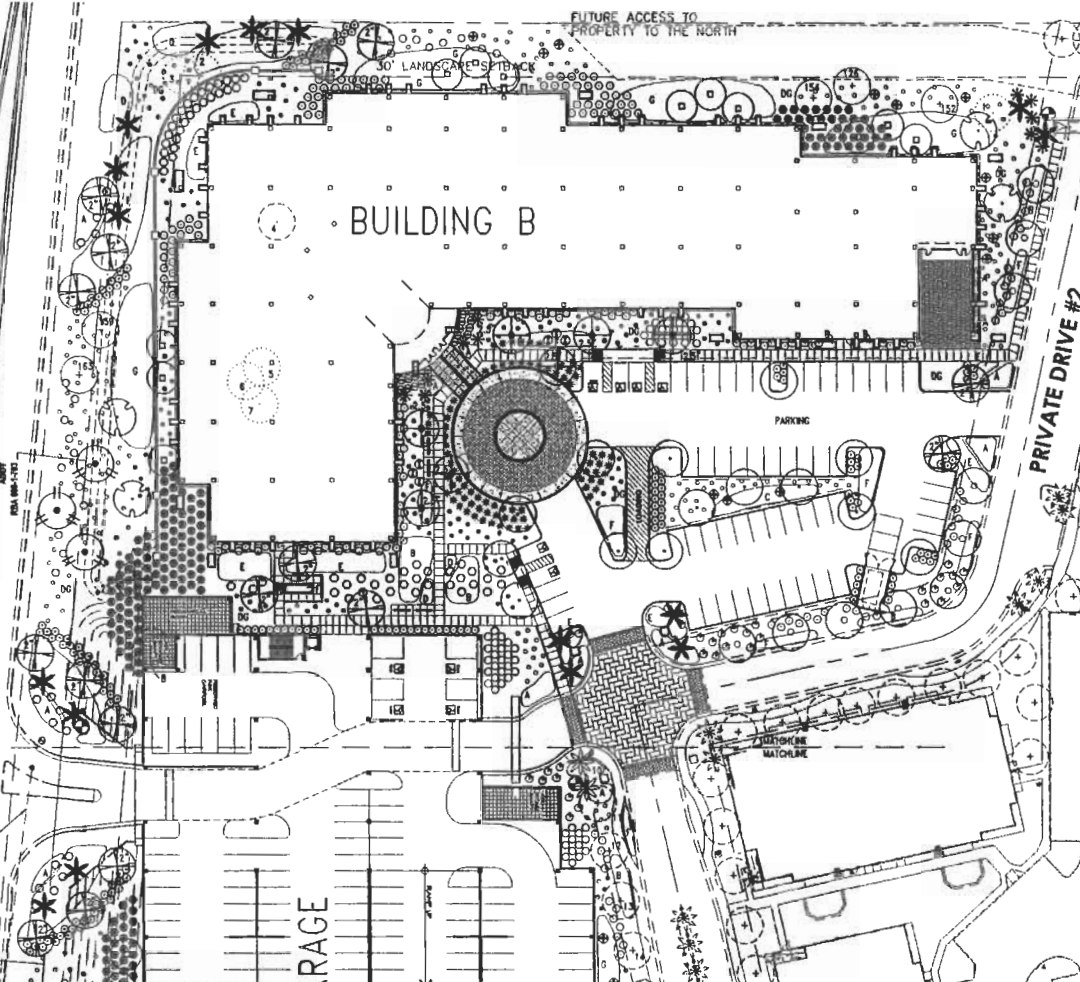
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149-DR-1998#3

ATTACHMENT #3





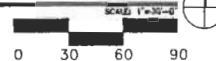
GENERAL NOTES

- ALL PLANTING AREAS TO HAVE TOP DRESSING OF DECOMPOSED GRANITE, SIZE & COLOR TO MATCH EXISTING (ACROSS PRIVATE DRIVE #1). 2" THICK, TYP. APPLIED OVER PRE-EMERGENT PER MFG. SPEC.
- 2 APPLICATIONS, MIN.
- VERIFY ALL CONDITIONS IN FIELD PRIOR TO DRIVING/INSTALLATION. DISCREPANCIES SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION. IN WRITING. NO PLANT SUBSTITUTION ALLOWED UNLESS APPROVED BY LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT TO APPROVE ALL TREES AND SHRUBS PRIOR TO DELIVERY TO SITE.
- LANDSCAPE ARCHITECT OR HIS REP RESERVE THE RIGHT TO REVISE ANY PLANT IN/OUT BEING SHIPPABLE. FOR CLARIFICATION OF DISCREPANCIES BETWEEN THE DRWG AND THE SITE, THEY SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO TAKE PRECAUTIONS TO PROTECT ANY EXISTING IMPROVEMENTS. PLANT LIST/JOY'S PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY. PLANTS TAKE PRECEDENCE.
- FINISHED GRADE BELOW ALL PLANTERS SHALL BE 1" BELOW ADJACENT WALKWAY, CURBING, ETC.
- GROUND COVER AND/OR DO SHALL EXTEND UNDER SHRUBS UNLESS NOTED.
- ALL EXISTING TREES TO BE DONE SO THAT ALL WATER DRAINS AWAY FROM ALL STRUCTURES.
- ALL UNDERGROUND CONDUITS/PIPES/UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING.
- ALL MATERIAL TO BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE.
- CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SLEEPING WATERS IF IN SIGHT OF THE PLANS OR NOT.
- LANDSCAPE ARCHITECT TO APPROVE PLACEMENT OF TREES, SHRUBS, MATERIAL, AND BOLLARDS PRIOR TO INSTALLATION.
- ALL BERM CONTOUR INTERVALS AT 1'-0" AS SHOWN ON PLAN.
- ALL BOLLARDS TO BE "SURFACE SELECT" GRANITE, SIZE PER PLAN UNLESS OTHERWISE NOTED.
- ALL SWALES TO BE 1'-3" RIVER ROCK, TYP.
- ALL BOLLARDS / SCOPERS TO HAVE 5'-3", 3'-0" RIVER ROCK.
- LANDSCAPE CONTRACTOR RESPONSIBLE TO DEMO ALL EXISTING PLANT MATERIAL NOT SHOWN TO REMAIN.
- LANDSCAPE CONTRACTOR RESPONSIBLE TO MAINTAIN EXISTING PLANT MATERIAL TO REMAIN IN GOOD, HEALTHY CONDITION DURING CONSTRUCTION.
- THE PLANT LIST REFERS TO ONE PLANT PER SYMBOL. OPTIONAL PLANT SPECIES ARE PROVIDED ONLY IN THE EVENT THAT THE MAIN PLANT IS UNAVAILABLE OR INTERIOR. THE CONTRACTOR "MUST" CONTACT THE LANDSCAPE ARCHITECT IN THE EVENT THAT MAIN PLANT IS UNAVAILABLE. INTERIOR, AND AN OPTIONAL PLANT IS REQUIRED. THE OPTION MAY "ONLY" BE USED IF APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION/DELIVERY TO SITE.
- ANY EXISTING PLANT MATERIAL NOT SHOWN TO REMAIN IS TO BE REMOVED BY CONTRACTOR.

EXIST. CONDITIONS GENERAL NOTES

- ALL PLANT MATERIAL DESIGNATED AS "EXISTING TO REMAIN" SHALL BE PROTECTED DURING ALL PHASES OF CONSTRUCTION. ANY TREE THAT HAS DUE TO LACK OF WATER, MAINTENANCE, OR CARE, HEREON OR VANDALISM SHALL BE REPLACED BY LIKE TYPE AND SIZE TREE AT NO ADDITIONAL COST TO THE OWNER. ALL SITE PLANTING SHALL BE REPLACED BY 1/2" CAL PLANTS.
- LANDSCAPE AREAS DESTROYED BY NEW CONSTRUCTION SHALL BE REPLACED BY NEW OR MATCHING EXISTING. BLEND ALL DESTROYED AREAS SO THERE IS SMOOTH TRANSITION BETWEEN ALL EDGES.
- ANY/ALL BROKEN HEADERS TO BE REPLACED.
- ALL EXISTING PLANT MATERIAL AND ADJACENT PLANT MATERIAL SHALL HAVE UNINTERRUPTED WATERING DURING ALL PHASES OF CONSTRUCTION. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: HAND WATERING, TRUCK WATERING, TEMPORARY SYSTEM, ETC.
- THE EXISTING IRRIGATION SYSTEM SHALL BE PROTECTED, MAINTAINED AND REPAIRED DURING ALL PHASES OF CONSTRUCTION. THE EXISTING SYSTEM IS TO BE ADJACENT PROPERTIES. ALL EQUIPMENT SUCH AS MAINLINE, WHIPS, LATERALS, HEADS, EMITTERS, ETC SHALL BE REPAIRED/REPLACED AS NEEDED TO MAINTAIN CONTINUOUS WATER.
- ALL EXISTING TREES TO REMAIN SHALL BE "SELECTED" PRUNED PER LANDSCAPE ARCHITECT DIRECTION.

PLANTING PLAN



MASTER PLANT PALETTE

TREES	SIZE/COMMENTS/QT
EXIST. TREE (TO BE REMOVED)	14 QTY
NUMBERS 1-44 CORRESPOND TO NATIVE RESOURCES INV. DATED 4/25/2005	
EXIST. TREE (TO BE RELOCATED)	8 QTY
NUMBERS 1-44 CORRESPOND TO NATIVE RESOURCES INV. DATED 4/25/2005	
EXIST. TREE (TO REMAIN)	18 QTY
NUMBERS 1-44 CORRESPOND TO NATIVE RESOURCES INV. DATED 4/25/2005	
RELOCATED TREES FROM SITE	8 QTY + 14 FROM EX.
NUMBERS 1-44 CORRESPOND TO NATIVE RESOURCES INV. DATED 4/25/2005	
EXIST. PALM (TO REMAIN)	5 QTY
EXIST. PALM (TO RELOCATE)	1 QTY
NEW 25' DATE PALM (OR RELOCATED FROM ON SITE)	25' H/23 QTY/CLEAN, STRAIGHT TRUNK/MATCH EXISTING
SPECIMEN PARKSONGIA PRAECOX	2"/2.5" MATCHED/14 QTY
SPECIMEN PALO BREA	LOW BREAKER/SEE PLAN
SPECIMEN PARKSONGIA + "DESERT MUSEUM"	2"/2.5" CAL. WH/MATCHED/43 QTY
SPECIMEN "DESERT MUSEUM" PALO VERDE	LOW BREAKER
ULMUS PARVIFOLIA	1.25" CAL/MATCHED/28 QTY
EVERGREEN ELM	STANDARD
OPTION: LATE OAK	
ACACIA STENOPHYLLA	1.5" CAL/MATCHED/24 QTY
SHOESTRING ACACIA	STANDARD
PARKSONGIA PRAECOX	1" CAL/MATCHED/10 QTY
PALO BREA	LOW BREAKER
PROSPERITY VELUTINA	1"/2" CAL/19 QTY
NATIVE MESQUITE	LOW BREAKER/MATCHED/SEE PLAN
PHYCCELLOBIUM FLEXUALE	1" CAL/9 QTY
TEXAS EBONY	LOW BREAKER/MATCHED

SHRUBS	SIZE/COMMENTS/QT
AGAVE YELLOHORN	15 GAL/17 QTY
OCTOPUS AGAVE	
LEUCOPHYLLUM BIGNONIA	5 GAL/147 QTY
COMPACT PLANT	5 GAL/307 QTY
MIMULUS BIGNONIA	5 GAL/44 QTY
BLUE DWARF RUSSIA	
LEUCOPHYLLUM BIGNONIA "COMPACT"	5 GAL/287 QTY
COMPACT TEXAS BANNER	
NEPENTHES PARVIFLORA	5 GAL/144 QTY
RED YUCCA	5 GAL/158 QTY
EREMOPHYLLA MACULATA	
VALENTINE BUSH	5 GAL/40 QTY
RUSSIA BIGNONIA	
LEUCOPHYLLUM BIGNONIA	5 GAL/405 QTY
"NO BRAVO" SAGE	
CAESALPINA MEXICANA	5 GAL/30 QTY
MEXICAN BIRD OF PARADISE	
PELONIA MEXICANA	15 GAL/12 QTY
LADY'S SLIPPER	
AGAVE BIGNONIA	15 GAL/12 QTY
THIN-FLOWERED AGAVE	
SHOESTRING	
EREMOPHYLLA BIGNONIA "DESERT WHIN"	1 GAL/490 QTY
VALENTINE BUSH	
70% AMBROSIA DELICATA/30% ENCELIA FARMOSA	1 GAL/289 QTY
70% BURSAGE/30% BUTTERFLY WAX	
HYMENOCYLLUS ACACIAS	1 GAL/209 QTY
ANGELITA DARTY	
LANTANA "NEW GOLF"	1 GAL @ 3" OC
"NEW GOLF" LANTANA	
RUSSIA BIGNONIA "KATIE"	1 GAL @ 3" OC
BLUE DWARF RUSSIA	
HELMING "TRUCKS" YELLOW	1 GAL @ 3" OC
SHRUBBY BULB	
VERBENA BIGNONIA	1 GAL @ 3" OC
SANDPAPER VERBENA	
WEDDING BIGNONIA	1 GAL @ 3" OC
YELLOW DOT	
ROSMARINUS OFFICINALIS "HUNTINGTON CARPET"	5 GAL @ 3" OC
DWARF ROSEMARY	
ACACIA BIGNONIA	1 GAL @ 4" OC
DESERT CARPET TRAILING ACACIA	

ALL PLANTING AREAS TO HAVE DECOMPOSED GRANITE, 3/4" WHIPS, 2" THICK, TO MATCH EXISTING, OVER PRE-EMERGENT PER MFG. SPEC.

PLANTING AREAS WITHIN ADOT ROW TO HAVE DECOMPOSED GRANITE, MATCH ADJACENT COLOR, 1/2" WHIPS, 2" THICK, OVER PRE-EMERGENT PER MFG. SPEC.



PHArchitecture

PHArchitecture
15849 North 71st Street
Suite 200
Scottsdale, AZ 85254
P: 480.556.9900
F: 480.556.9900
www.pharchitecture.com

LA Lee & Associates
ARCHITECTS
15849 North 71st Street
Suite 200
Scottsdale, AZ 85254
P: 480.556.9900
F: 480.556.9900
www.pharchitecture.com

RAINTRREE CORPORATE CENTER PHASE III & IV
NEC of Raintree Drive & 101 Fontage Rd.
Scottsdale, AZ

NO.	DATE	REVISION
1	04/25/05	ISSUED FOR PERMIT

PROJECT NO: 04120
SHEET NO: 11 OF 30
DRAWING NO: 11-30-01

DESIGNED BY: KES/GKT
DATE: 05-23-05
CHECKED BY: KES/GKT
DATE: 05-23-05

PLANTING PLAN

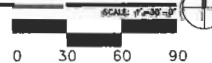
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JUN 20 2005
BY:

149-DR-1998#3

- ALL PLANTINGS ARE TO HAVE TOP DRESSING OF INCORPORATED GRANULITE, SIZE 10 COLOR TO MATCH EXISTING (ACROSS PRIVATE DRIVE #1), 2" DEEP, TYP. TO BE USED PREPARED BY THE CONTRACTOR.
- 2 REPLICATIONS, MIN.
2. VERIFY ALL CONDITIONS IN FIELD PRIOR TO BEGINNING OF CONSTRUCTION. DISCUSS ANY CONCERNS TO THE LANDSCAPE ARCHITECT'S ATTENTION, IN WRITING.
3. NO CONSTRUCTION ALLOWED UNLESS APPROVED BY LANDSCAPE ARCHITECT.
4. LANDSCAPE ARCHITECT TO APPROVE ALL TREES AND PLANTS TO BE USED IN CONSTRUCTION.
5. LANDSCAPE ARCHITECT ON HIS/HER RESERVE THE RIGHT TO REFUSE ANY PLANTING PLAN/SAVE DESIGN UNACCEPTABLE.
6. IF ANY DAMAGE TO EXISTING PLANTINGS OR TREES AND SITE, THEY SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRECAUTIONS TO PROTECT ANY EXISTING IMPROVEMENTS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTRACTOR'S OWNMENT OF ALL PLANTS HAVE PRECEDENCE.
9. FINISHED GRADE BELOW ALL PLANTERS SHALL BE 1" BELOW FINISHED GRADE OF PAVING, ETC.
10. GROUNDWATER AND/OR WATER SHALL EXIST UNDER SURFACES UNLESS NOTED.
11. ALL LANDSCAPING IS TO BE DONE SO THAT ALL WATER RUNS AWAY FROM ALL STRUCTURES.

12. ALL UNDERGROUND CONDUITS/PIPES/LINES ARE TO BE LOCATED PRIOR TO DIGGING.
13. ALL MATERIAL IS TO BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE.
14. CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SLEEVING WHETHER IT IS SHOWN ON THE PLANS OR NOT.
15. LANDSCAPE ARCHITECT TO AFFORD PROTECTION OF TREES, SHRUBS, MATERIALS AND EQUIPMENT DURING INSTALLATION.
16. ADJUST IRON LANDSCAPE TO ACCOMMODATE EXISTING LANDSCAPE SO REPAIRS ARE NOT REQUIRED.
17. ALL IRON CONTAIN INTERVALS AT 4'-0" AS SHOWN ON PLAN.
18. ALL SURFACES TO BE FINISHED WITH GRANITE.
19. SIZE PER PLAN UNLESS OTHERWISE NOTED.
20. ALL DRAINS TO BE 4'-0" RIVER ROCK, TYP.
21. ALL DOWNSPUTS / SCOPINGS TO HAVE 3'-0" 4'-0" IRON ROCK.
22. LANDSCAPE ARCHITECT TO BE RESPONSIBLE TO REPAIR ALL EXISTING PLANT MATERIAL NOT SHOWN TO REMAIN.
23. LANDSCAPE CONTRACTOR RESPONSIBLE TO MAINTAIN COSTING PLANT MATERIAL TO REMAIN IN GOOD, HEALTHY CONDITION DURING CONSTRUCTION.
24. THE PLANT LIST REFERS TO ONE PLANT PER TABLE. ORIGINAL PLANT SPECIFICATIONS ONLY TO BE USED. IF THE SHOWN PLANT IS UNAVAILABLE OR INFERIOR, THE CONTRACTOR MUST CONTACT THE LANDSCAPE ARCHITECT IN THE EVENT THAT MAINT PLANT IS UNAVAILABLE. ANY REPLACEMENT PLANT MUST BE APPROVED BY THE DESIGN SAYS "ONLY" BE USED IF APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION/DELIVERY TO SITE.
25. ALL EXISTING PLANT MATERIAL NOT SHOWN TO REMAIN IS TO BE REMOVED BY CONTRACTOR.

[illegible]

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BY:

SOC/COMMENTS/OITY

	EXIST. TREE (TO BE REMOVED) NUMBERS 1-34 CORRESPOND TO NATIVE RESOURCES NW. DATED 4/25/2005	14 OITY
	EXIST. TREE (TO BE RELOCATED) NUMBERS 1-44 CORRESPOND TO NATIVE RESOURCES NW. DATED 4/25/2005	8 OITY
	EXIST. TREE (TO REMAIN) NUMBERS 1-44 CORRESPOND TO NATIVE RESOURCES NW. DATED 4/25/2005	18 OITY
	RELOCATED TREES FROM SITE NUMBERS 1-44 ON SITE OF BOYS. INCLUDES 1-56 AND 57 NUMBERS 1-44 CORRESPOND TO NATIVE RESOURCES NW. DATED 4/25/2005	8 OITY + 14 FROM EX.
	EXIST. PALM (TO REMAIN)	5 OITY
	EXIST. PALM (TO RELOCATE)	1 OITY
	NEW 25' DATE PALM (OR RELOCATED FROM ON SITE)	25' 11/23 OITY/CLEAN, STRAIGHT TRUNK/WATCH EXISTING
	SPECIMEN PARKINSONIA PRAECOX SPECIMEN PALO BREA	2' 2.5' MATCHED/14 OITY LOW BREAKER/SEE PLAN
	SPECIMEN PARKINSONIA x 'DESERT MUSEUM' SPECIMEN 'DESERT MUSEUM' PALO VERDE	2' 2.5' CAL. MW/MATCHED/43 OITY LOW BREAKER
	ULMUS PARVIFOLIA EVERGREEN ELM OPTION: LIVE CACT	1.25' CAL/MATCHED/28 OITY STANDARD
	ACACIA STENOPHYLLA SHOESTRING ACACIA	1.5' CAL/MATCHED/24 OITY STANDARD
	PARKINSONIA PRAECOX PALO BREA	1' CAL/MATCHED/10 OITY LOW BREAKER
	PROSOPIS VELUTINA NATIVE MESQUITE	1' 1/2" CAL/10 OITY LOW BREAKER/MATCHED/ SEE PLAN
	PHYTICELLARUM FLECKENBAUM TEXAS EBONY	1' CAL 8/9 OITY LOW BREAKER/MATCHED

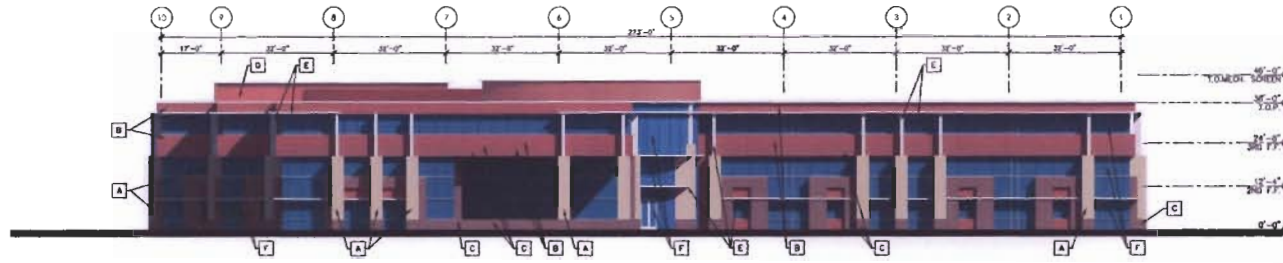
- [illegible]

PLANTING AREAS, WITHIN ADDY ROW, TO HAVE DECOMPOSED GRANITE
MATCH ADJACENT COLOR, 1 1/2" MINUS, 2" THICK, OVER
PRE-EMERGENT PER AEG SPEC

**G.K. FLANAGAN
ASSOCIATES**

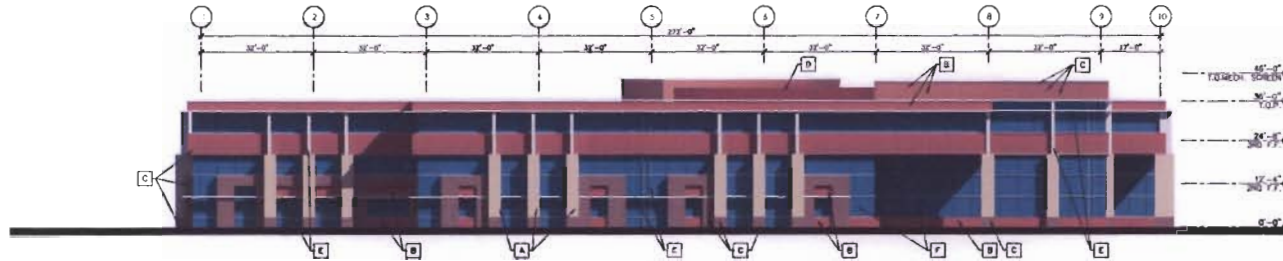


1001 N. 4th Street
Phoenix, AZ 85004
(602) 942-1000
FAX: (602) 999-9330



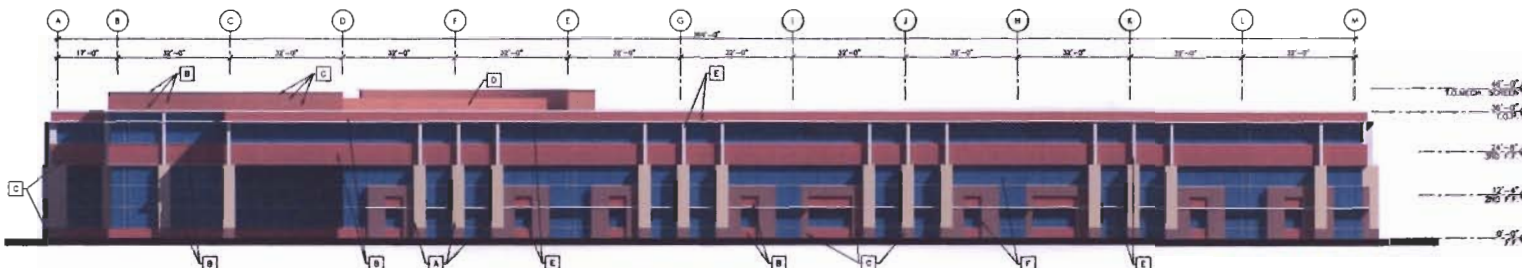
01 BUILDING 'A' EAST ELEVATION

SCALE: 1/16" = 1'-0"



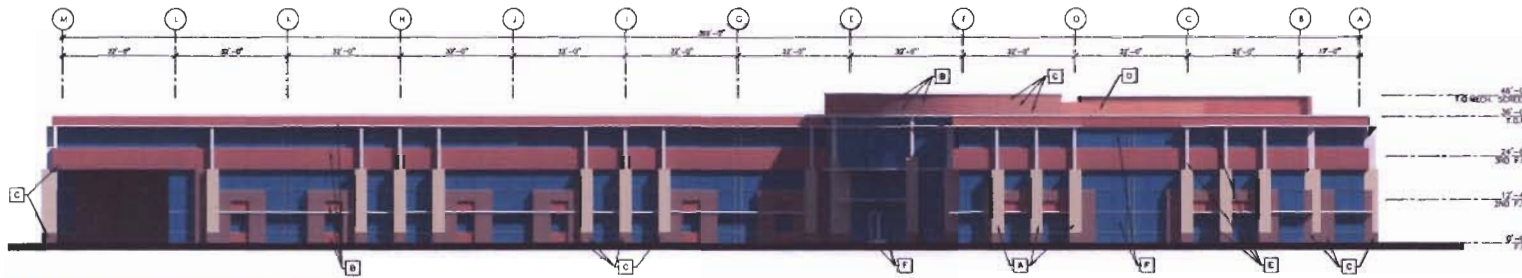
02 BUILDING 'A' WEST ELEVATION

SCALE: 1/16" = 1'-0"



03 BUILDING 'A' NORTH ELEVATION

SCALE: 1/16" = 1'-0"



04 BUILDING 'A' SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

MATERIAL SCHEDULE

- MASONRY:**
- A. BRICK: FULLER BRICKWORK
 - B. BRICK: FULLER BRICKWORK
 - C. BRICK: FULLER BRICKWORK
 - D. BRICK: FULLER BRICKWORK
 - E. BRICK: FULLER BRICKWORK
 - F. BRICK: FULLER BRICKWORK
 - G. BRICK: FULLER BRICKWORK
 - H. BRICK: FULLER BRICKWORK
 - I. BRICK: FULLER BRICKWORK
 - J. BRICK: FULLER BRICKWORK
 - K. BRICK: FULLER BRICKWORK
 - L. BRICK: FULLER BRICKWORK
 - M. BRICK: FULLER BRICKWORK
 - N. BRICK: FULLER BRICKWORK
 - O. BRICK: FULLER BRICKWORK
 - P. BRICK: FULLER BRICKWORK
 - Q. BRICK: FULLER BRICKWORK
 - R. BRICK: FULLER BRICKWORK
 - S. BRICK: FULLER BRICKWORK
 - T. BRICK: FULLER BRICKWORK
 - U. BRICK: FULLER BRICKWORK
 - V. BRICK: FULLER BRICKWORK
 - W. BRICK: FULLER BRICKWORK
 - X. BRICK: FULLER BRICKWORK
 - Y. BRICK: FULLER BRICKWORK
 - Z. BRICK: FULLER BRICKWORK
- PAINT:**
- A. PAINT: FULLER BRICKWORK
 - B. PAINT: FULLER BRICKWORK
 - C. PAINT: FULLER BRICKWORK
 - D. PAINT: FULLER BRICKWORK
 - E. PAINT: FULLER BRICKWORK
 - F. PAINT: FULLER BRICKWORK
 - G. PAINT: FULLER BRICKWORK
 - H. PAINT: FULLER BRICKWORK
 - I. PAINT: FULLER BRICKWORK
 - J. PAINT: FULLER BRICKWORK
 - K. PAINT: FULLER BRICKWORK
 - L. PAINT: FULLER BRICKWORK
 - M. PAINT: FULLER BRICKWORK
 - N. PAINT: FULLER BRICKWORK
 - O. PAINT: FULLER BRICKWORK
 - P. PAINT: FULLER BRICKWORK
 - Q. PAINT: FULLER BRICKWORK
 - R. PAINT: FULLER BRICKWORK
 - S. PAINT: FULLER BRICKWORK
 - T. PAINT: FULLER BRICKWORK
 - U. PAINT: FULLER BRICKWORK
 - V. PAINT: FULLER BRICKWORK
 - W. PAINT: FULLER BRICKWORK
 - X. PAINT: FULLER BRICKWORK
 - Y. PAINT: FULLER BRICKWORK
 - Z. PAINT: FULLER BRICKWORK
- ALUMINUM:**
- A. ALUMINUM: FULLER BRICKWORK
 - B. ALUMINUM: FULLER BRICKWORK
 - C. ALUMINUM: FULLER BRICKWORK
 - D. ALUMINUM: FULLER BRICKWORK
 - E. ALUMINUM: FULLER BRICKWORK
 - F. ALUMINUM: FULLER BRICKWORK
 - G. ALUMINUM: FULLER BRICKWORK
 - H. ALUMINUM: FULLER BRICKWORK
 - I. ALUMINUM: FULLER BRICKWORK
 - J. ALUMINUM: FULLER BRICKWORK
 - K. ALUMINUM: FULLER BRICKWORK
 - L. ALUMINUM: FULLER BRICKWORK
 - M. ALUMINUM: FULLER BRICKWORK
 - N. ALUMINUM: FULLER BRICKWORK
 - O. ALUMINUM: FULLER BRICKWORK
 - P. ALUMINUM: FULLER BRICKWORK
 - Q. ALUMINUM: FULLER BRICKWORK
 - R. ALUMINUM: FULLER BRICKWORK
 - S. ALUMINUM: FULLER BRICKWORK
 - T. ALUMINUM: FULLER BRICKWORK
 - U. ALUMINUM: FULLER BRICKWORK
 - V. ALUMINUM: FULLER BRICKWORK
 - W. ALUMINUM: FULLER BRICKWORK
 - X. ALUMINUM: FULLER BRICKWORK
 - Y. ALUMINUM: FULLER BRICKWORK
 - Z. ALUMINUM: FULLER BRICKWORK
- GLAZING:**
- A. GLAZING: FULLER BRICKWORK
 - B. GLAZING: FULLER BRICKWORK
 - C. GLAZING: FULLER BRICKWORK
 - D. GLAZING: FULLER BRICKWORK
 - E. GLAZING: FULLER BRICKWORK
 - F. GLAZING: FULLER BRICKWORK
 - G. GLAZING: FULLER BRICKWORK
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 - S. GLAZING: FULLER BRICKWORK
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 - V. GLAZING: FULLER BRICKWORK
 - W. GLAZING: FULLER BRICKWORK
 - X. GLAZING: FULLER BRICKWORK
 - Y. GLAZING: FULLER BRICKWORK
 - Z. GLAZING: FULLER BRICKWORK
- CONCRETE:**
- A. CONCRETE: FULLER BRICKWORK
 - B. CONCRETE: FULLER BRICKWORK
 - C. CONCRETE: FULLER BRICKWORK
 - D. CONCRETE: FULLER BRICKWORK
 - E. CONCRETE: FULLER BRICKWORK
 - F. CONCRETE: FULLER BRICKWORK
 - G. CONCRETE: FULLER BRICKWORK
 - H. CONCRETE: FULLER BRICKWORK
 - I. CONCRETE: FULLER BRICKWORK
 - J. CONCRETE: FULLER BRICKWORK
 - K. CONCRETE: FULLER BRICKWORK
 - L. CONCRETE: FULLER BRICKWORK
 - M. CONCRETE: FULLER BRICKWORK
 - N. CONCRETE: FULLER BRICKWORK
 - O. CONCRETE: FULLER BRICKWORK
 - P. CONCRETE: FULLER BRICKWORK
 - Q. CONCRETE: FULLER BRICKWORK
 - R. CONCRETE: FULLER BRICKWORK
 - S. CONCRETE: FULLER BRICKWORK
 - T. CONCRETE: FULLER BRICKWORK
 - U. CONCRETE: FULLER BRICKWORK
 - V. CONCRETE: FULLER BRICKWORK
 - W. CONCRETE: FULLER BRICKWORK
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 - Y. CONCRETE: FULLER BRICKWORK
 - Z. CONCRETE: FULLER BRICKWORK

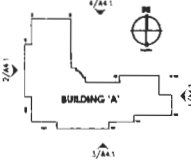


PHA architecture
PUNCH HORN ARCHITECTURE
1800 N. 10TH STREET
SUITE 200
PHOENIX, ARIZONA 85014
P: 602.555.9000
F: 602.555.9400
www.phaarchitecture.com



RAINTREE CORPORATE CENTER PHASE III & IV
NEC of Raintree Drive & 101 Frontage Rd.
Scottsdale, AZ

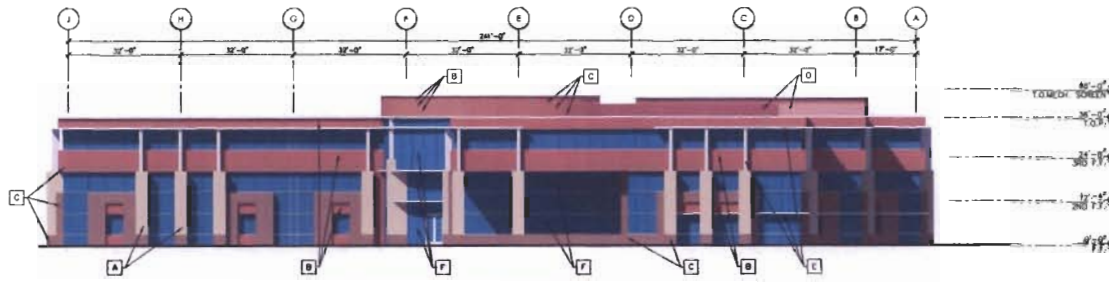
REV	DATE	DESCRIPTION



RECEIVED
JUN 20 2005
BY: _____

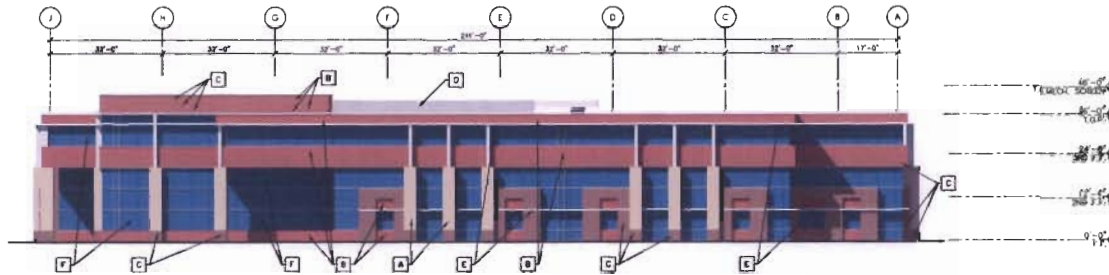
149-DR-1998#3

A4.1



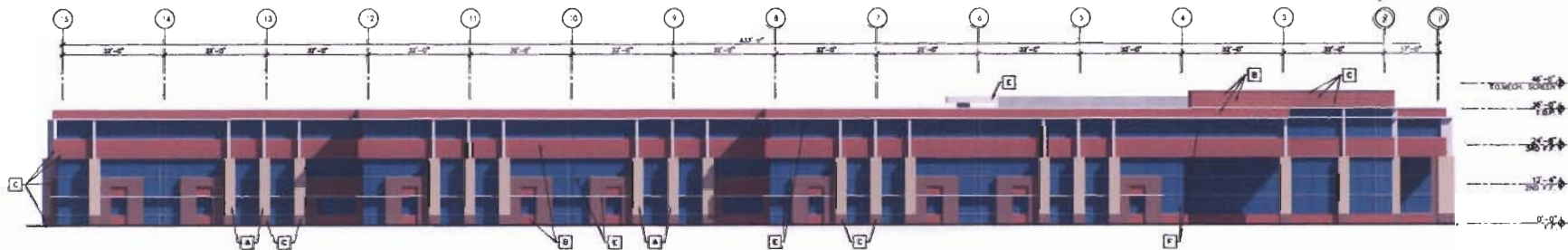
01 BUILDING 'B' EAST ELEVATION

SCALE: 1/8" = 1'-0"



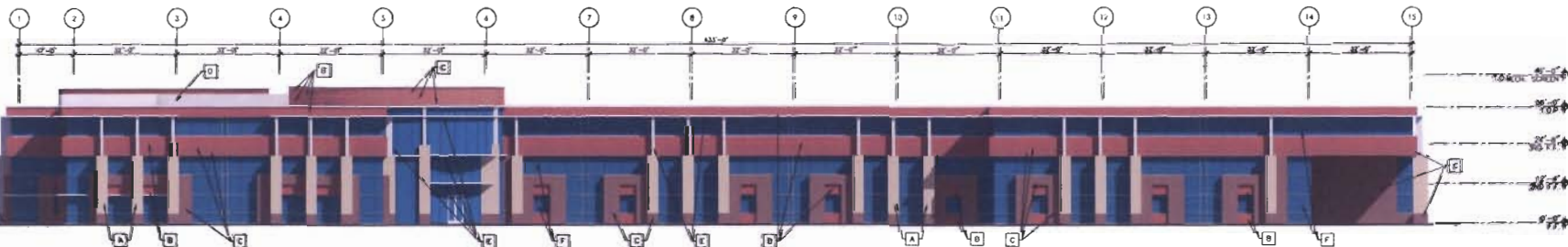
02 BUILDING 'B' WEST ELEVATION

SCALE: 1/8" = 1'-0"



03 BUILDING 'B' NORTH ELEVATION

SCALE: 1/8" = 1'-0"

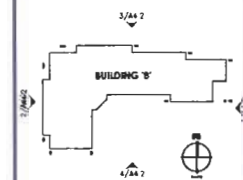


04 BUILDING 'B' SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

MATERIAL SCHEDULE

MASONRY:	
A	UNIT: 8" SOLID CANTON BLOCK HOLLOW BRICK
B	UNIT: 8" SOLID CANTON BLOCK HOLLOW BRICK
C	UNIT: 8" SOLID CANTON BLOCK HOLLOW BRICK
PAINT:	
D	PRIMER (FOR SOL.)
E	PRIMER (FOR SOL.)
F	PRIMER (FOR SOL.)
ALUMINUM:	
G	ALUMINUM
GLAZING:	
H	GLASS
CONCRETE:	
I	CONCRETE



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NEC of Raintree Drive & 101 Frontage Rd.
Scottsdale, AZ

Lee & Associates
ARCHITECTS

CAVAN

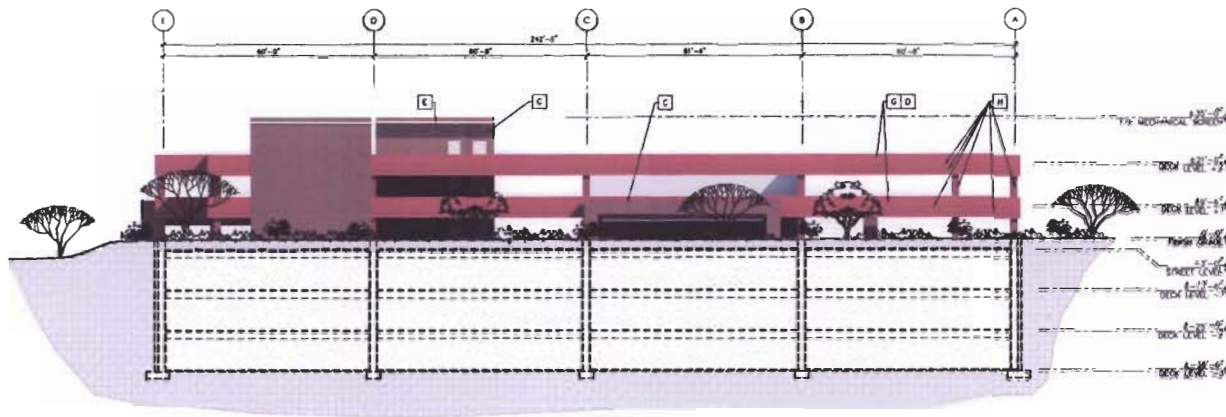
PROJECT NO: 149-DR-1998#3
DATE: 1/14/2005
SCALE: 1/8" = 1'-0"
SHEET NO: 14-20-04
TITLE: EXTERIOR ELEVATIONS BUILDING 'B'

149-DR-1998#3

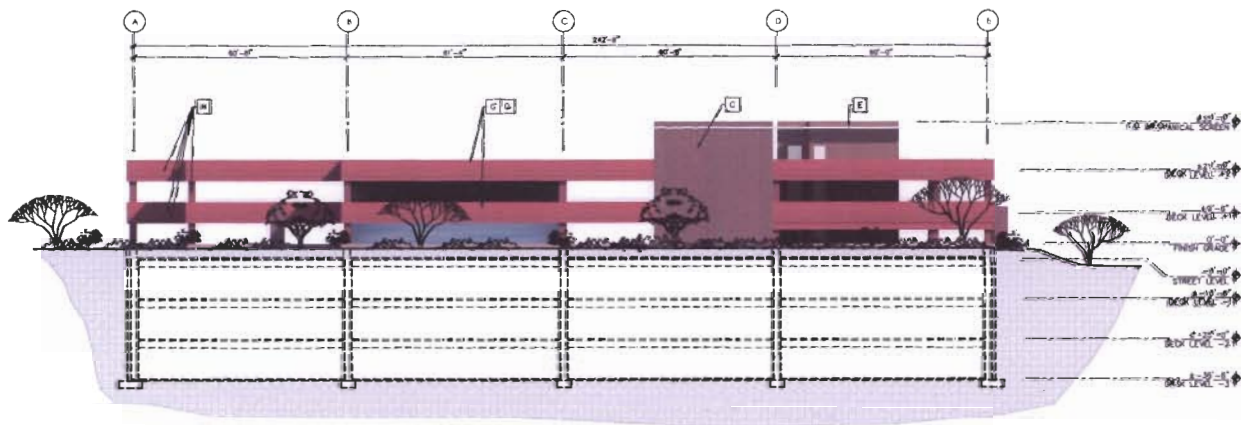
A4.2

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JUN 20 2005
BY: _____

149-DR-1998#3



01 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



02 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

RECEIVED
JUN 20 2005
BY: _____

149-DR-1998#3

MATERIAL SCHEDULE

MASONRY:	
A	BRICK: COMMON BRICK
B	BRICK: COMMON BRICK
C	BRICK: COMMON BRICK
D	BRICK: COMMON BRICK
E	BRICK: COMMON BRICK
F	BRICK: COMMON BRICK
G	BRICK: COMMON BRICK
H	BRICK: COMMON BRICK
PAINT:	
I	PAINT: EXTERIOR
J	PAINT: INTERIOR
K	PAINT: INTERIOR
L	PAINT: INTERIOR
ALUMINUM:	
M	ALUMINUM: WINDOW
N	ALUMINUM: WINDOW
O	ALUMINUM: WINDOW
P	ALUMINUM: WINDOW
GLASS:	
Q	GLASS: WINDOW
R	GLASS: WINDOW
S	GLASS: WINDOW
T	GLASS: WINDOW
CONCRETE:	
U	CONCRETE: FLOOR
V	CONCRETE: FLOOR
W	CONCRETE: FLOOR
X	CONCRETE: FLOOR



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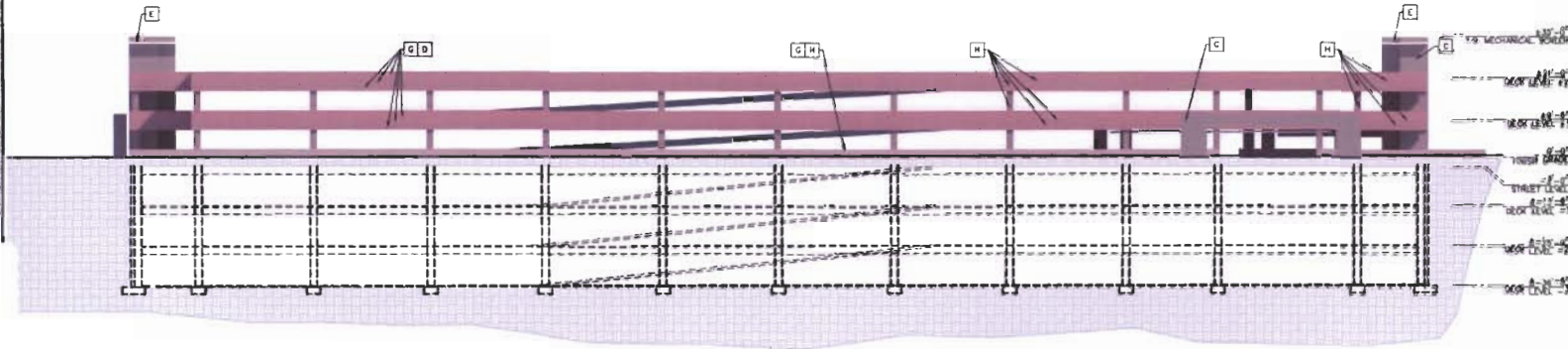
Lee & Associates
CANNONVILLE, UT 84001
CANNONVILLE, UT 84001
CANNONVILLE, UT 84001
CANNONVILLE, UT 84001

RAINTREE CORPORATE CENTER PHASE III & IV
NEC of Raintree Drive & 101 Frontage Rd.
Scottsdale, AZ



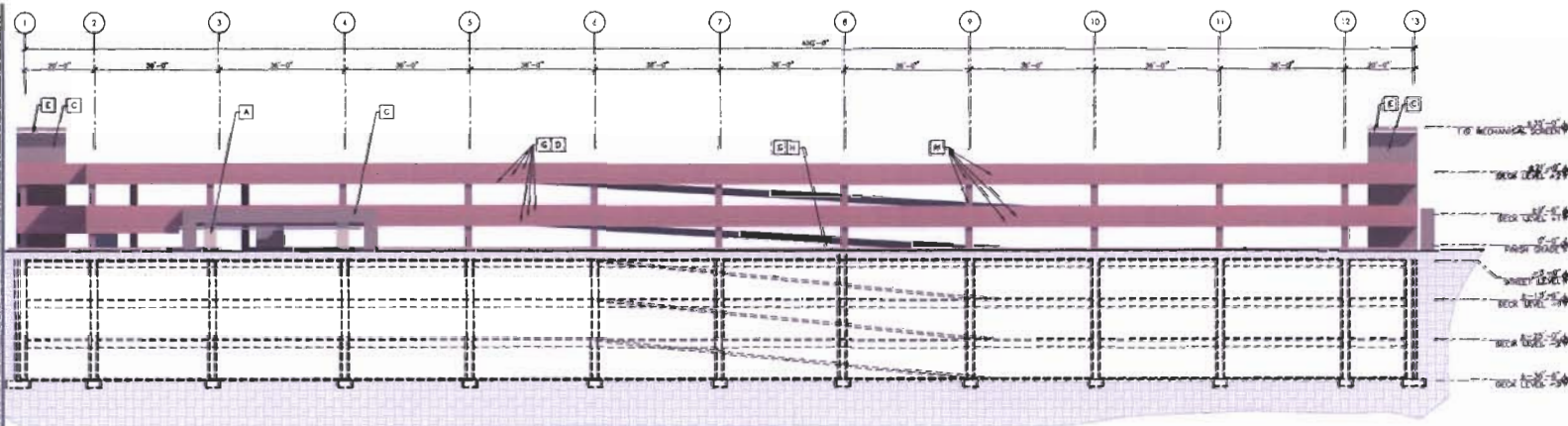
PRE-APP# 400.P.A. 2004 DR# 149-DR-1998#3

A4.3



01 EAST ELEVATION

SCALE: 1/8" = 1'-0"



02 WEST ELEVATION

SCALE: 1/8" = 1'-0"

RECEIVED
JUN 20 2005
BY: _____

149-DR-1998#3

MATERIAL SCHEDULE

MASONRY:	
A	BRICK, BURNED, 8" x 8" x 16"
B	BRICK, BURNED, 8" x 8" x 16"
C	BRICK, BURNED, 8" x 8" x 16"
PAINT:	
D	PAINT (UP CO.)
E	PAINT (UP CO.)
ALUMINUM:	
F	ALUMINUM, ANODIZED
GLAZING:	
G	GLASS, CLEAR, 1/2" THICK
CONCRETE:	
H	CONCRETE, 4" THICK

PHArchitecture

Project: RainTree Architecture
Suite 200
1401 RainTree Drive
Scottsdale, AZ 85261
P: 480.556.9800
F: 480.556.9801
www.phArchitecture.com

Lee & Associates
CORPORATE ARCHITECTS
C/AN

RAIN TREE CORPORATE CENTER PHASE III & IV
NEC of RainTree Drive & 101 Frontage Rd.
Scottsdale, AZ.

PRE-APPROVED 400-AN-2004 DR# 149-DR-1998#3



PROJECT BY: M20
DATE: 1/18/01
DRAWING: M20 EXT-04
SCALE: 1/4" = 1'-0"
SUBJECT: EXTERIOR ELEVATIONS
PARKING STRUCTURE
DATE: 1/18/01

A4.4

[illegible]

149-DR-1998#3

ELEV1



BUILDING MASSING PERSPECTIVE



149-DR-1998#3

PRE-APP# 400-PA-2004 DK# 149-DR-1998#3

PROJECT NO.
04120
PROJECT NAME
NONE
PROJECT TYPE
04120 PER-ELEV
DESIGN/CONCEPT BY
JO/SS
DATE
06-20-04
ELEVATION
MASSING
PERSPECTIVE

ELEV3

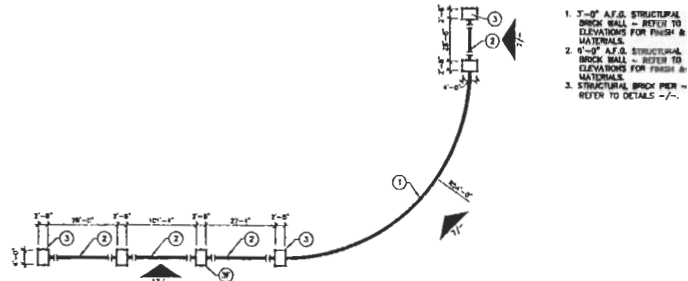
RAINTREE CORPORATE CENTER PHASE III & IV
NEC of Raintree Drive & 101 Frontage Rd.
Scottsdale, AZ

LAZAR & ASSOCIATES
ARCHITECTS
CAVAN

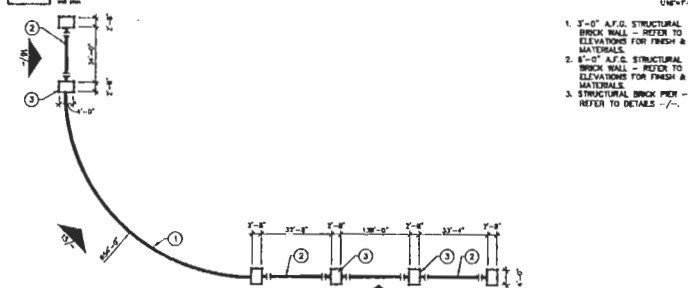
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PHArchitecture Architects
1809 North 7th Street
Suite 200
Scottsdale, Arizona 85354
480.554.9400
F. 480.554.9400
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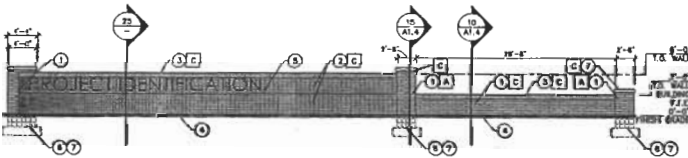
17 ENLARGED SCREENWALL PLAN



18 ENLARGED SCREENWALL PLAN

NOTE:
REFER TO EXTERIOR ELEVATIONS
FOR FINISH & MATERIAL
SCHEDULE.

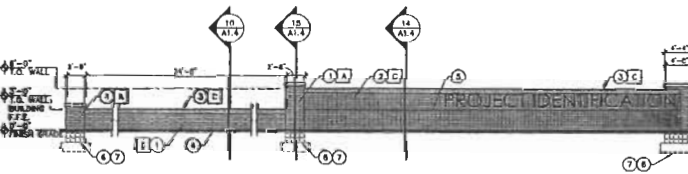
1. 8"x8"x16" RUNNING BOND STRUCTURAL BRICK.
2. 8"x8"x16" STAKED BOND STRUCTURAL BRICK.
3. 8"x8"x16" SOLID STRUCTURAL BRICK.
4. FINISH GRADE AT BOTTOM OF RETENTION BASIN - SEE CIVIL.
5. FINISH GRADE BEYOND - SEE CIVIL.
6. CONCRETE FOOTING - SEE STRUCTURAL.
7. GROUT SOLID UP TO FINISH GRADE (TYP.)



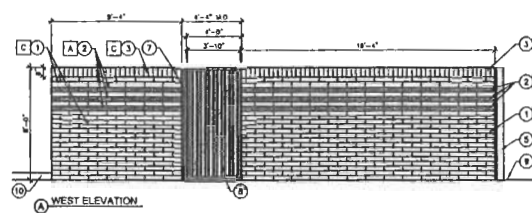
19 SCREENWALL SOUTH ELEVATION

NOTE:
REFER TO EXTERIOR ELEVATIONS
FOR FINISH & MATERIAL
SCHEDULE.

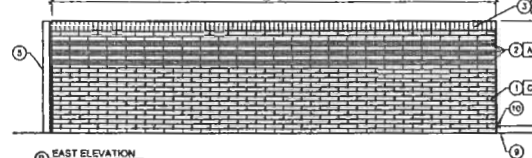
1. 8"x8"x16" RUNNING BOND STRUCTURAL BRICK.
2. 8"x8"x16" STAKED BOND STRUCTURAL BRICK.
3. 8"x8"x16" SOLID STRUCTURAL BRICK.
4. FINISH GRADE AT BOTTOM OF RETENTION BASIN - SEE CIVIL.
5. FINISH GRADE BEYOND - SEE CIVIL.
6. CONCRETE FOOTING - SEE STRUCTURAL.
7. GROUT SOLID UP TO FINISH GRADE (TYP.)



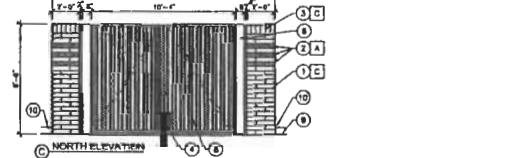
20 SCREENWALL SOUTH ELEVATION



10 WEST ELEVATION



10 EAST ELEVATION

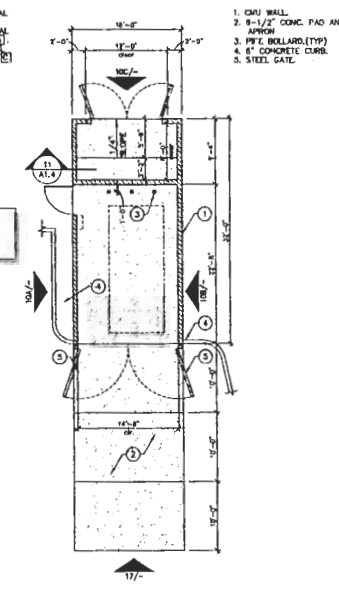


10 NORTH ELEVATION

10 S.E.S./TRASH COMPACTOR ELEVATIONS

NOTE:
REFER TO EXTERIOR ELEVATIONS
FOR FINISH & MATERIAL
SCHEDULE.

1. 8"x8"x16" RUNNING BOND STRUCTURAL BRICK.
2. 8"x8"x16" STAKED BOND STRUCTURAL BRICK.
3. 8"x8"x16" SOLID STRUCTURAL BRICK.
4. FINISH GRADE AT BOTTOM OF RETENTION BASIN - SEE CIVIL.
5. FINISH GRADE BEYOND - SEE CIVIL.
6. CONCRETE FOOTING - SEE STRUCTURAL.
7. GROUT SOLID UP TO FINISH GRADE (TYP.)



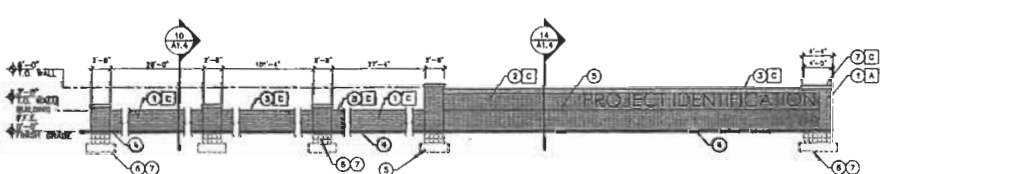
02 S.E.S./TRASH COMPACTOR ENLARGED PLAN

1. 8"x8"x16" RUNNING BOND STRUCTURAL BRICK.
2. 8"x8"x16" STAKED BOND STRUCTURAL BRICK.
3. 8"x8"x16" SOLID STRUCTURAL BRICK.
4. FINISH GRADE AT BOTTOM OF RETENTION BASIN - SEE CIVIL.
5. FINISH GRADE BEYOND - SEE CIVIL.
6. CONCRETE FOOTING - SEE STRUCTURAL.
7. GROUT SOLID UP TO FINISH GRADE (TYP.)

11 SCREENWALL WEST ELEVATION

NOTE:
REFER TO EXTERIOR ELEVATIONS
FOR FINISH & MATERIAL
SCHEDULE.

1. 8"x8"x16" RUNNING BOND STRUCTURAL BRICK.
2. 8"x8"x16" STAKED BOND STRUCTURAL BRICK.
3. 8"x8"x16" SOLID STRUCTURAL BRICK.
4. FINISH GRADE AT BOTTOM OF RETENTION BASIN - SEE CIVIL.
5. FINISH GRADE BEYOND - SEE CIVIL.
6. CONCRETE FOOTING - SEE STRUCTURAL.
7. GROUT SOLID UP TO FINISH GRADE (TYP.)



12 SCREENWALL WEST ELEVATION

NOT FOR CONSTRUCTION

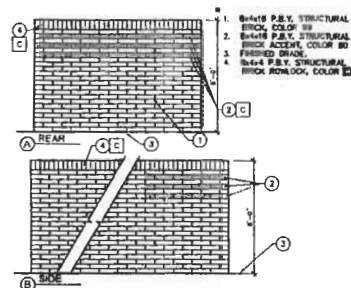
PHArchitecture
Raintree Corporate Center Phase III & IV
NEC of Raintree Drive & 101 Frontage Rd.
Scottsdale, AZ

Lee & Cavan
ARCHITECTS
10101 N. 101st Ave.
Suite 200
Scottsdale, AZ 85258
P: 480.350.4400
F: 480.350.4401
www.pharchitecture.com

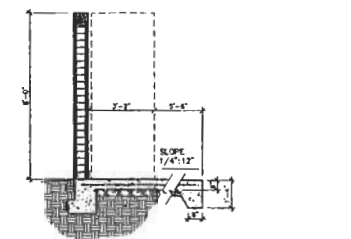
RAINTREE CORPORATE CENTER PHASE III & IV
NEC of Raintree Drive & 101 Frontage Rd.
Scottsdale, AZ

NO.	REVISION	DATE	BY	CHKD
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2	PROJECT NO.	041204A-01-14		
3	DATE	04/11/20		
4	BY	AL		
5	CHKD	AL		
6	DATE	04/11/20		
7	BY	AL		
8	CHKD	AL		
9	DATE	04/11/20		
10	BY	AL		
11	CHKD	AL		
12	DATE	04/11/20		
13	BY	AL		
14	CHKD	AL		
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16	BY	AL		
17	CHKD	AL		
18	DATE	04/11/20		
19	BY	AL		
20	CHKD	AL		

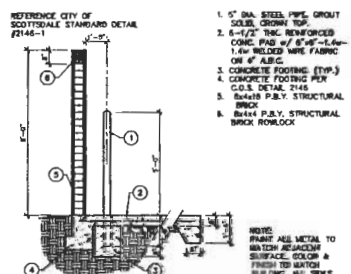
149-DR-1998#3
A1.3



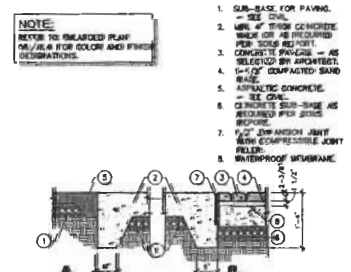
17 ELEVATION AT REFUSE ENCLOSURE



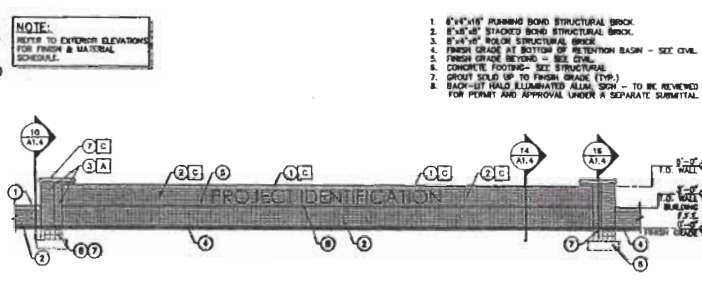
18 S.E.S. WALL SECTION



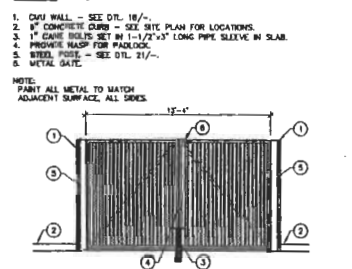
19 WALL SECTION AT TRASH COMPACTOR



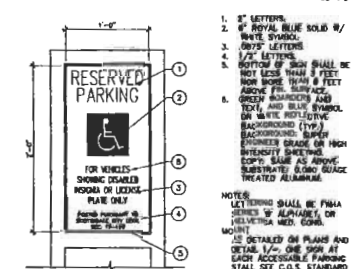
20 ENTRY DRIVE TURNDOWN @ PAVING



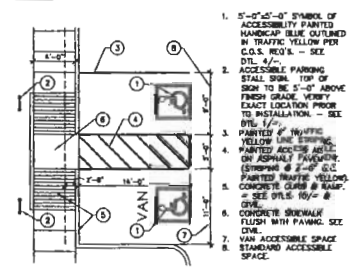
13 TYPICAL SIGNAGE



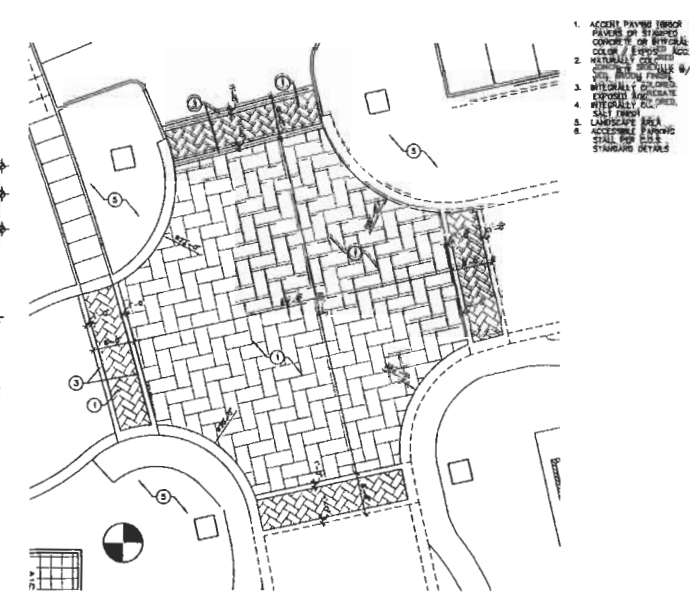
14 TRASH COMPACTOR GATES - DOUBLE



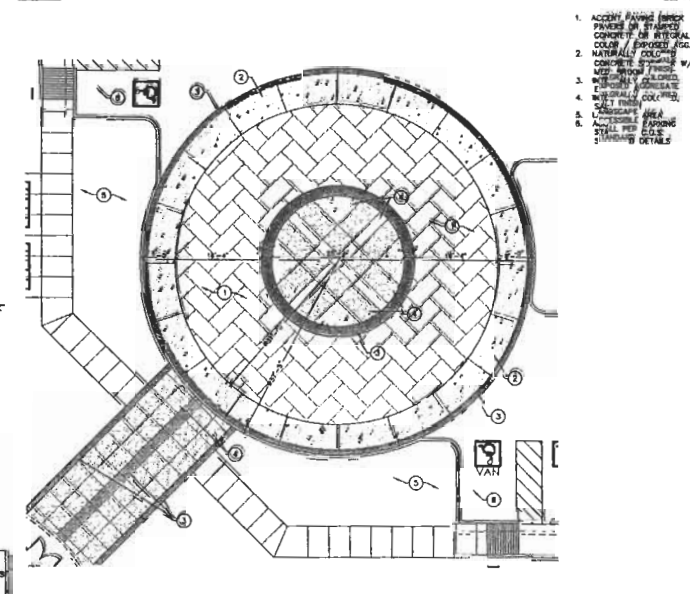
10 ACCESSIBLE SIGNAGE



11 ACCESSIBLE PARKING STALL



06 PAVING AT 4-WAY INTERSECTION



08 DRIVE TURNAROUND



PHArchitecture

Patrick Hayes Architecture
15349 North 71st Street
Suite 200
Scottsdale, Arizona 85254
P. 480.556.9000
F. 480.556.9490
www.pharchitecture.com

Lee & Associates
COMMERCIAL REAL ESTATE SERVICES
CAVAN

RAINTREE CORPORATE CENTER PHASE III & IV
NEC of Raintree Drive & 101 Frontage Rd.

Scottsdale, AZ.

PRE-APP# 400-PA-2004 DR# 149-DR-1998#3

PROJECT NO.
04120
DATE: 11/14/06

ISSUED BY NO.
04120A1-3_A1-4
ISSUANCE / REV. DATE BY
JO/BS
DATE:
06-20-06
SHEET NO. 2
SITE
DETAILS

A14

RECEIVED
JUN 20 2005
BY: _____

149-DR-1998#3

Raintree Corporate Center, Phase III & IV
8800 & 8900 E. Raintree
Scottsdale, AZ 85260

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.
AS SHOWN

- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☒ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
 - ☒ A. KNOX BOX
 - ☐ B. PADLOCK
 - ☐ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☒ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☒ 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☒ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)
- ☒ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____

- ☒ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☒ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____
- ☒ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____
- ☒ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☒ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☒ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)
 - ☒ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☒ G. ALL DRIVEWAYS, PARKING AREAS, AND AREAS OVER UNDERGROUND PARKING SHALL BE DESIGNED TO A MIN. 83,000 gvw

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: Raintree Corporate Center III and IV Case 149-DR-1998#3

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by PHArchitects with a city receipt date of 6/20/05.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by PHArchitects with a city receipt date of 6/20/05.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by PHArchitects with a city receipt date of 6/20/05.
 - d. Construction of all improvements shall be consistent with the site phasing plan submitted by PHArchitects with a city receipt date of 6/17/05.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. All walls shall match the architectural color, materials and finish of the building(s).

Ordinance

- A. Volume ratio shall not exceed 4,906,155 cubic feet as approved by the Project Coordination Staff.
- B. Applicant shall revise the building elevations at time of final plans to include the methodology/calculations for the determination of building height for each building.

ATTACHMENT B

SITE DESIGN:**DRB Stipulations**

- C. Land assemblage shall be approved and recorded prior to final plans approval.

Ordinance

- D. Within the parking data analysis on the site plan the applicant shall revise the parking data to show the number of parking spaces covered and uncovered and the number of accessible spaces covered and uncovered.

LANDSCAPE DESIGN:**DRB Stipulations**

9. The applicant shall be responsible for the installation and maintenance of the landscape improvements located between the western property line and the back of curb of the northbound Pima Freeway Frontage Rd. (within the ADOT right-of-way), to the satisfaction of the City of Scottsdale's Construction and Design Director. Before any landscaping improvements commence within the ADOT right-of-way, the applicant shall apply for and receive an ADOT encroachment permit.
10. At the time of final plans submittal, the grading and drainage retention basins design shall be revised to be rounded to appear as natural contours.
11. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
12. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.

Ordinance

- E. Landscape areas in decomposed granite or similar material shall not exceed more than seven (7) feet in any one (1) direction measured between plants or plant canopies.

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

13. All exterior luminaires shall meet all IESNA requirements for full cutoff with the exception of the bollard, and shall be aimed downward and away from property line, except sign and landscape lighting.
14. All Bollards shall be IESNA cut-off and utilize non-reflective louvers.
15. Fixtures mounted to the inside of the parapet on the top level of the garage shall be mounted a minimum of 6-inches from the top of the parapet.
16. The individual luminaire lamp shall not exceed 250 watts.
17. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet except pole lighting located on the top level of the garage.
18. The pole mounted lighting on the top level of the garage shall not exceed 16 feet in height from the bottom of the fixture.
19. The light poles on the top level of the garage shall not be within 60 feet of the east and west parapet face and 42 feet from the north and south parapet face.
20. All exterior light poles, pole fixtures, and yokes, including bollards shall be a flat black or dark bronze.
21. At the time of final plans the applicant shall provide cut-sheets for all proposed light fixtures on a 24" X 36" sheet and identify all options being utilized.
22. Incorporate into the project's design, the following:
Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site, shall not exceed 2 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 8 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed .8 foot-candles. All exterior luminaires shall be included in this calculation.

Building Mounted Lighting:

- d. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.

Landscape Lighting

- e. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- f. Landscaping lighting shall only be utilized to accent plant material.
- g. All landscape lighting directed upward, shall be aimed away from property line.
- h. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

23. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

24. No exterior vending or display shall be allowed.
25. Flagpoles, if provided, shall be one piece, conical, and tapered.
26. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

RELEVANT CASES:

Ordinance

- F. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were: 33-ZN-97, 33-ZN-97#2, 33-ZN-97#3.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

27. Site Plan, dated 6/20/05, prepared by Patrick Hayes Architecture, dated 6/20/05 by City Staff.
28. Grading and Drainage Plan dated 5/23/05, prepared by Erickson & Meeks Engineering, L.L.C, dated 5/25/05 by City Staff.
29. Master Drainage Report for Raintree Village and Phase I: Raintree Corporate Center dated 9/21/98, prepared by Cain Engineering Company, dated 4/5/05 by City Staff.

30. Master Drainage Report Update for Raintree Village and Raintree Corporate Center dated 6/15/03, prepared by DEI Professional Services, L.L.C., dated 4/5/05 by City Staff.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

31. A final drainage report shall be submitted that demonstrates consistency with the Master Report and Master Report Update for Raintree Village and Raintree Corporate Center dated 4/5/05 by City Staff.
- a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
 - b. Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.
 - c. Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
32. Basin Configuration:
- a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
 - b. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager.
33. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
- a. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
 - b. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

Ordinance

- G. According to the Master Drainage Report Update, a City of Scottsdale Stormwater Storage Waiver form shall be submitted with the final drainage report showing a drainage analysis for the proposed development. Stormwater Storage Waiver request is subject to review and approval by City of Scottsdale Floodplain Manager.
- H. If the developer chooses to provide on-site stormwater storage, the design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
- (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
 - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.
 - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
 - (4) Off-site runoff must enter and exit the site as it did historically.
 - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- I. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.

J. Underground Stormwater Storage:

- (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
- (2) Drywells are not permitted.

K. Street Crossings:

- (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:**Streets and other related improvements:**

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
Raintree Drive	Minor Arterial	65' Half Street (Existing)	Existing	Existing Vertical Curb	Existing sidewalk

DRB Stipulations

34. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.
35. Access to the site is provided by an existing shared driveway at the Loop 101 frontage Road (NB), located approximately 770 ft north of the intersection of the frontage road and Raintree Drive and an existing shared driveway on Raintree Road, located at the intersection of east and south property lines.

Ordinance

- L. Public street lights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.

INTERNAL CIRCULATION:**DRB Stipulations**

36. The developer shall provide a minimum parking-aisle width of 24 feet.
37. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

Ordinance

- M. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

DRB Stipulations

38. Sight distance easements shall be dedicated over sight distance triangles.
 - a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
 - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.

39. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

N. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 25 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

O. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

P. Public Utility Easement:

- (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

REFUSE:

DRB Stipulations

40. Eighteen (18) single or nine (9) double refuse enclosures are required for this site. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1 for single enclosures and #2147-1 for double enclosures. If proposing trash compactor, the developer shall contact Mark Powell, City of Scottsdale Service Coordinator, Solid Waste Management, (480-312-5610) for review and approval. A written approval shall be submitted with Final Improvement Plans submittal.

41. Enclosures must:

- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
- b. Be positioned to facilitate collection without "backtracking."
- c. Be easily accessible by a simple route.
- d. Not require backing more than 35 feet.
- e. Not be located on dead-end parking aisles.
- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

Q. Refuse enclosures are required as follows:

- (1) Restaurants: One per restaurant
- (2) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.
- (3) Apartments: One for 0 to 20 units, Two for 21 to 40 units, Three for 41 to 60 units, etc.

R. Underground vault-type containers are not allowed.

- S. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- T. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

- 42. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the master water and wastewater reports. The improvement plans shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the developer a site-specific addendum to the master report, subject to review and approval by City staff.
- 43. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
 - a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:**DRB Stipulations**

- 44. Basis of Design Report (Water):
 - a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Ordinance

- U. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:**DRB Stipulations**

- 45. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Private Sewer System

- 46. On-site sanitary sewer shall be privately owned and maintained.

Service Connections to the Main.

- 47. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance**LOCATION & CLEARANCE.**

- V. Privately owned sanitary sewer shall not run parallel within the waterline easement.

CONSTRUCTION REQUIREMENTS

DRB Stipulations

As-Built Plans.

48. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.

- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
- b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

W. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]